

55279

-WARRANTY DEED-

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18285

JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, Grantors, conveys to RICK ROWE and BEVERLY ROWE, husband and wife, as Grantees, all that real property situate in Klamath County, State of Oregon, described as:

A parcel of land situated in the NE 1/4 Section 6, Township 36 S. R. 13 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the North-west corner of said NE 1/4 of Section 6; thence N 89° 55'50" E along the Northerly line of said Section 6, 400.06 feet to a 1/2 inch iron pin; thence leaving said section line South, 550.48 feet to a 1/2 inch iron pin; thence West 400.03 feet to a 1/2 inch iron pin on the Westerly line of said NE 1/4 of Section 6; thence N 00°00'11" W along said Westerly line, 550.0 feet to the point of beginning. ALSO easements as shown on "Exhibit A." attached hereto. Subject to/Together with easements and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1975-76 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Three Thousand Five Hundred Fifty and No/100ths (\$3,550.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 15th day of October, 1975.

Joanne G. Melvin
Phyllis I. Christensen

STATE OF CALIFORNIA)

County of San Bernardino)

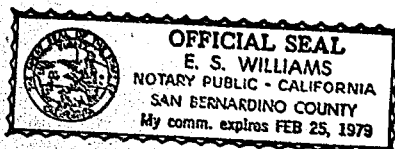
ss.

15 October, 1975.

Personally appeared the above-named JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, and acknowledged the foregoing instrument to be their voluntary act. Before me:

E. S. Williams
Notary Public for California
My Commission expires: 25 Feb 79

Return & Tax Statements to
Rick & Beverly Rowe
2722 Fremontia Drive
San Bernardino, California 92404



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

*85 NOV 12 AM 11 47

"Exhibit A"

SUBJECT TO: Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendor assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of 1/2-inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and campmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as permanent dwellings on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and they are required to comply with all restrictions as set out in this zone under the Klamath County zoning Ordinance.

An easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T. 36 S., R. 13 E.W.M., Klamath County, Oregon; thence S. 89 degrees 55'50" W. along the north line of said Section 6, 528.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S. 20 degrees 24'00" W., 788.62 feet; thence S. 24 degrees 55'02" E., 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55'02"; long chord = S.32 degrees 32'29" W., 86.07 feet) 102.38 feet to the end of curve; thence West 118.29 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 699.25 feet; thence N. 69 degrees 45'49" W., 599.61 feet; thence N. 20 degrees 24'00" E., 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S. 00 degrees 45'25" W. along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line West, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N. 00 degree 45'25" E. along the east line of said Section 6, 384.84 feet; thence leaving said east section line N. 76 degrees 44'08" W., 195.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the NE 1/4 of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the NE 1/4 of said Section 6; thence S. 00 degrees 00'11" E. along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ November _____ A.D., 19 85 at 11:47 o'clock A _____ M., and duly recorded in Vol. _____ 12th day
of _____ Deeds _____ on Page 18285

FEE \$13.00

Evelyn Biehn _____
By _____ County Clerk

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601